

LOCATION: UNIT1, 12-16 PARK STREET, CAMBERLEY, GU15 3PL & 191 LONDON ROAD, CAMBERLEY SURREY GU15 3EY
PROPOSAL: Installation of shopfront.
TYPE: Full Planning Application
APPLICANT: Camberley Properties Ltd
OFFICER: Duncan Carty

This application would normally be determined under delegated powers, however, it is being reported to the Planning Applications Committee because it is linked to application SU/15/0156 being reported elsewhere on this Agenda.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The proposal relates to the installation of a shopfront for a vacant ground floor unit within Camberley Town Centre, and is being presented alongside applications to allow the use of the unit for a indoor golf leisure purpose (in place of the authorised restaurant/drinking establishment), and advertising for the proposed use. The application site falls within the secondary retail frontage within the retail centre.
- 1.2 The current proposal is not CIL liable. The current proposal is considered to be acceptable in terms of its impact on local character, residential amenity and highway safety. As such the proposal is acceptable and the application is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site lies on the west side of Park Street, at the road junction with A30 London Road. The application property is a vacant unit under the four storey Premier Inn hotel, the corner unit which is at the end of the secondary retail parade within the retail centre. The unit is one of four units provided as a part of the hotel development which have remained vacant since built (in 2011). The RMA lies on the opposite side of London Road and the job centre lies on the opposite side of Park Street, with office building, 193-199 London Road at the rear. There is no on-site parking at the site. The unit has a floorspace of about 395 square metres.

3.0 RELEVANT PLANNING HISTORY

- 3.4 SU/16/0156 Variation of Condition 3 of planning permission SU/10/0537 to allow the use of a vacant restaurant/drinking establishment unit for leisure purposes (Class D2) as an indoor golfing centre.
This application is being reported elsewhere on this agenda.
- 3.5 SU/16/0191 Installation of signage.
This application is being reported elsewhere on this agenda.

4.0 THE PROPOSAL

- 4.1 The proposal relates to the installation of a shopfront for a currently vacant ground floor unit. The shopfront would be in connection with the proposed change of use of the premises to an indoor golf centre and would include window displays to the Park Street and part of the London Road frontage, between existing pillars. The windows would be framed with powder coated aluminium frames, with matching doors.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No objections.

6.0 REPRESENTATIONS

At the time of the preparation of this report, no representations had been received.

7.0 PLANNING CONSIDERATIONS

- 7.1 The application site falls within the retail centre of Camberley. The proposal is not CIL liable. The current proposal is to be assessed against Policies CPA, CP8, CP10, CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework (NPPF), Policies TC2, TC3 and TC6 of the Camberley Town Centre Area Action Plan 2014 (AAP) and advice contained in the Camberley Town Centre Masterplan and Public Realm Strategy SPD 2015 (PRS).
- 7.2 The main issues in the consideration of this application are:
- Impact on townscape character and the public realm;
 - Impact on residential amenity; and
 - Impact on highway safety.

7.3 Impact on townscape character and the public realm

- 7.3.1 The current proposal would provide a shopfront within the retail parade. This would be a modern shopfront but not harm the traditional characteristics of the town centre as it would complement an existing modern building. As such, no objections are raised on townscape character grounds, with the proposal complying with Policy DM9 of the CSDMP 2012 and Policy TC2 of the AAP.
- 7.3.2 The unit whilst at the end of the retail parade, is nevertheless, at an important location being an arrival point to the town centre from the London Road. It is considered that the proposed shopfront with window displays would support the secondary retail frontage of Park Street; and, add life to this part of the town currently devoid of activity and with a negative perception. The proposal would therefore improve the appearance of the public realm, consistent with the aims and objectives of the PRS. To ensure, however, that the unit retains its appearance as an active frontage it is considered necessary to impose a condition to control the type of glazing and so condition 2 is recommended.

7.4 Impact on residential amenity

- 7.4.1 The nearest residential properties are located in North Court to the south of the hotel development. The proposal would have no demonstrable harm to these residents.
- 7.4.2 As such, no objections are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of Surrey Heath Core Strategy and Development Management Policies 2012.

7.5 Impact on highway safety

- 7.5.1 The proposal would have no discernible impact on highway safety. The County Highway Authority has not raised any objections to the proposal. As such, the proposed development is considered to be acceptable on highway grounds, complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8.0 CONCLUSION

- 8.1 The proposed development is considered to be acceptable in relation to its impact on townscape character and the public realm, residential amenity and highway safety. As such, the proposal is considered to be acceptable and is recommended for approval.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The glazing at ground floor level shall be maintained as transparent glazing (without internal boarding or vinyls) to the satisfaction of the Local Planning Authority.

Reason: To retain an active frontage to the retail parade and to enhance the vitality and viability of Camberley Town Centre and comply with Policies CP10 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policy TC2 of the Camberley Town Centre Action Area Plan 2014 and the National Planning Policy Framework.

3. The proposed development shall be built in accordance with the following approved plans: Elevation drawings to London Road, Park Street and part London Road/Park Street and 148301 Rev. G, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.